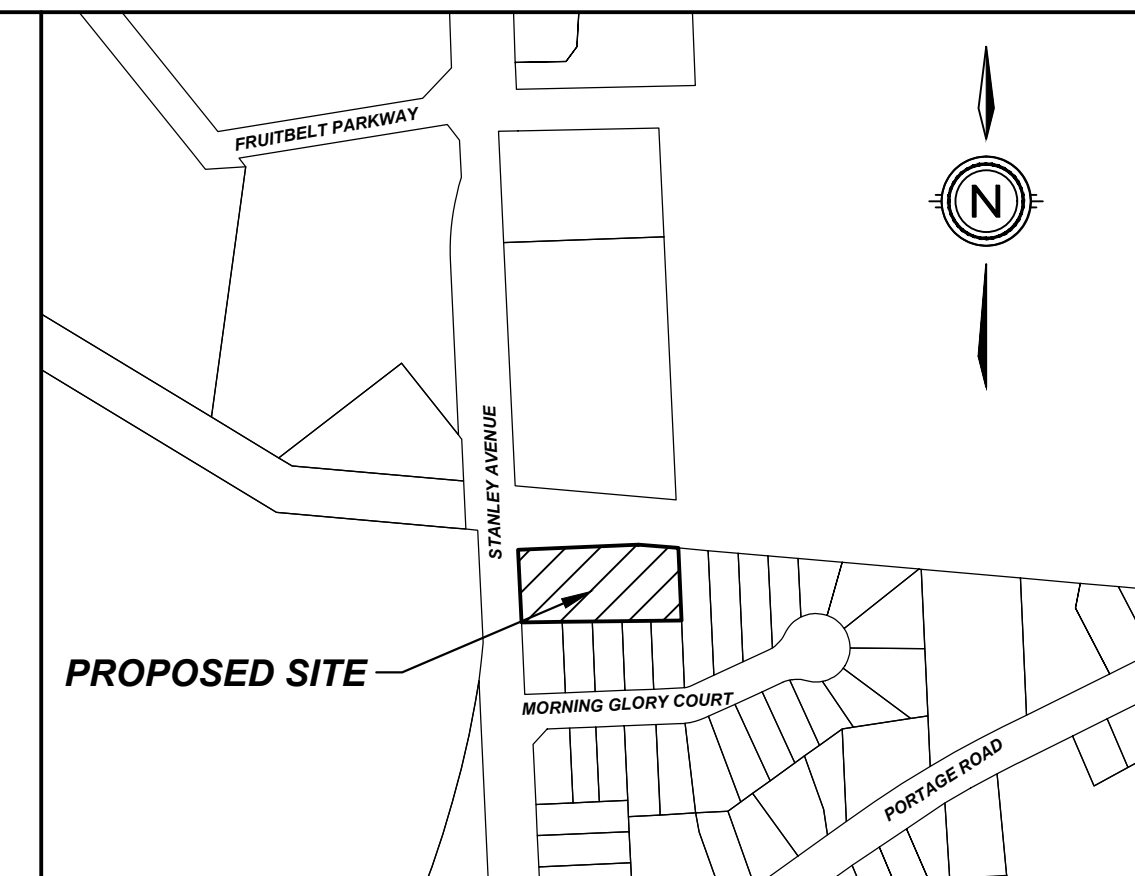
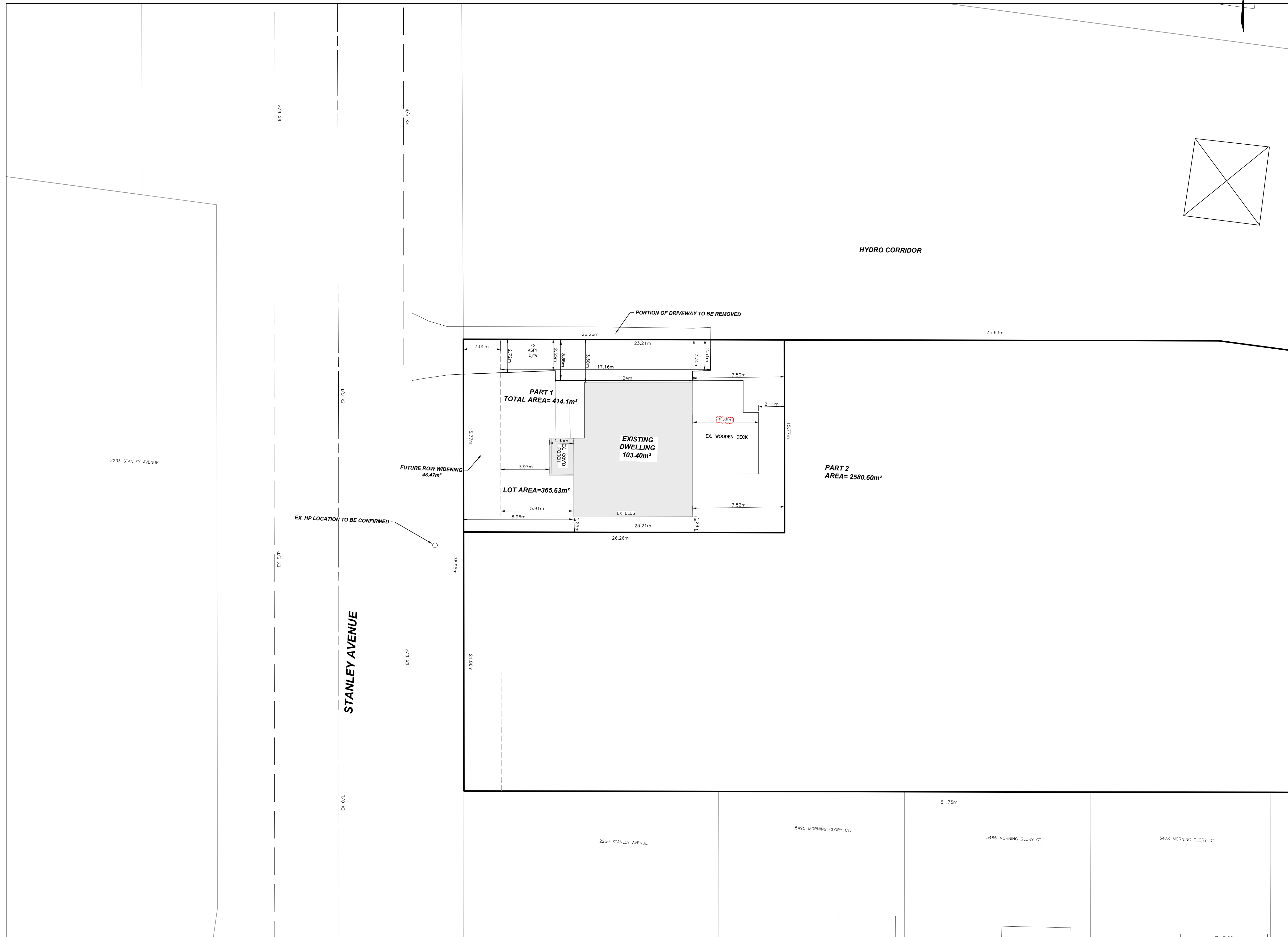
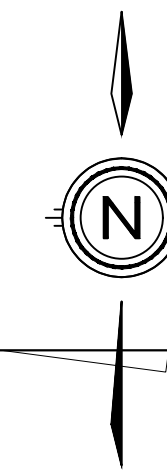


NEWCASTLE STANLEY

CITY OF NIAGARA FALLS



KEY PLAN
N.T.S.

CONCEPT PLAN

ZONING REQUIREMENTS

RESIDENTIAL 1E DENSITY ZONE (R1E)- EXSISTING DWELLING		
PROVISION	REQUIRED	PROVIDED
MIN. LOT AREA	370m ²	415.54m ²
MIN. LOT FRONTAGE	12m	15.89m
MIN. FRONT YARD DEPTH	6.0m	5.91m
MIN. REAR YARD DEPTH	7.5m	7.50m
MIN. INTERIOR SIDE YARD WIDTH	1.2m	1.25m
MIN. EXTERIOR SIDE YARD WIDTH	4.5m	N/A
MAX. LOT COVERAGE	45%	23.81%
MAX. BUILDING HEIGHT	10.0m	ONE STOREY
MAX. NO. OF DETACHED DWELLINGS ON ONE LOT	1 only	1
PARKING AND ACCESS REQUIREMENT	1 parking space per dwelling (2.75m x 6.0m)	(3.35m x 11.24m)
PARKING IN YARD	max. lot area which can be used as surface parking: 30%	9.52%
	max. width of driveway area in front yard of a lot 60% but less than 9m	2.51m
MIN. LANDSCAPE OPEN SPACE	30% of lot area	50.00%
ENCROACHMENTS	Front Covered Porch: 2.5m into front yard	2.03m
	Rear Deck: 4m into rear yard	5.39m

EXISTING DWELLING

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING	0.010	23.81
DRIVEWAY	0.006	14.29
LANDSCAPING	0.021	50.00
FUTURE ROW WIDENING	0.005	11.90
TOTAL	0.042	100.00

0	ISSUED FOR	YYYY-MM-DD	
#	REVISION	DATE	INIT



SITE CONDITION PLAN	DRAWING TITLE	DRAFTING	AS
		DATE	MAY 22, 2024
		PRINTED	MAY 22, 2024
		SCALE	1:150
	DWG No.	REV	
	24016-SCP	0	